

**TOWN OF NEWBURGH
PLANNING COMMISSION
MINUTES FEBRUARY 2, 2015**

MEMBERS PRESENT: Candi Burress; Jim Moore; Hap Hanson; Anne Rust Aurand; Kris Setzekorn; Josh Claybourn

ADMINISTRATIVE PRESENT: Lori Buehlman, Town Manager; Chris Wischer, Town Attorney

CALL TO ORDER

Mr. Moore called the meeting to order at ~~6:00~~^{5:30P} p.m. and called roll.

MINUTES

Mr. Claybourn moved to adopt the January 5, 2015 minutes as presented. Mrs. Burress seconded and the motion carried.

REPORTS

Town Council Liaison

Mrs. Aurand said the Town Council adopted the Site Review Committee, but replaced some members proposed by the Planning Commission with people of a technical profession, so she voted against the measure. The vote was 4-1.

Staff

Ms. Buehlman said eight projects were permitted in January, with a \$30,000 valuation. The 11 permits granted brought in \$710 in fees.

The Storm Water Management Board approved the storm water plan for the Herrell/Kilinski Minor Subdivision at 511 East Main Street. There is a typo on the Mylar, so she said she will notify those who need to sign it when the corrected version is delivered.

PETITIONS AND COMMENTS FROM PEOPLE PRESENT

Charles Masterson, 109 Temple Dr., Windsor Pointe, spoke to the proposed rezoning of the Williams property for a Wal-Mart grocery and gas station. He said he lives across the road from the proposed site and he and his neighbors want the commission to be aware of several issues that may arise if the property is rezoned for this project. Mr. Masterson said his property borders SR 662 and is almost directly across from the proposed building site. He said traffic is heavy on the highway both morning and evening, and walkers and bikers frequent that stretch of road. When they bought their property, he said, they were pleased to be at the entryway to Newburgh, an historic community. He is afraid if the proposed structure is approved, it will damage that image.

He also expressed concerns about increased traffic on Ellerbusch Road, drainage and noise/light pollution from the parking lot.

Mr. Moore thanked him and the other people in the audience who attended this meeting, but reminded them the public hearing was postponed until the March meeting of the Planning Commission.

Mr. Wischer presented an update for the rezoning petition. He said the public hearing is scheduled for March 2, 6 p.m. in Council Chambers. Anything said tonight will not be in the public hearing record and those who wish to present opinions for the public hearing record must either speak that night or provide their material in writing prior to the hearing. Ms. Buehlman said if the meeting changes again, the public will be notified through the media and on her Facebook page. The public may also call Town Hall or visit to review the schedule.

The Site Review Committee, Mr. Wischer said, is reviewing matters pertaining to the petition. The committee has met with the principals concerned and will continue to meet. However, if the traffic study is not prepared by the public hearing date, the hearing may be postponed, he said.

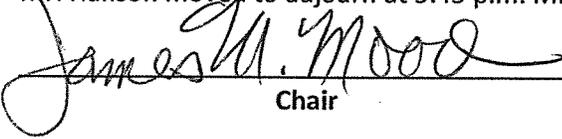
Mrs. Burress suggested the public address their concerns with Wal-Mart, as well, either by email or a letter.

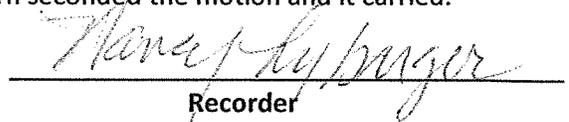
Mr. Wischer said the Planning Commission is only a recommending body. After the public hearing, the commissioners will vote to recommend approval, disapproval or neither to the Town Council, who will ultimately approve or disapprove the petition. The Town Council, he said, will consider the recommendation by the Planning Commission, but is not bound by it.

Someone in the audience asked if traffic concerns are an issue, who should they contact? Mr. Wischer said they should contact either him or Ms. Buehlman and they will forward the concerns to the Site Review Sub-Committee that is doing the traffic study.

ADJOURN

Mr. Hanson moved to adjourn at 5:45 p.m. Mrs. Setzekorn seconded the motion and it carried.


Chair


Recorder